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11 UNITED STATES DISTRICT COURT
12 FOR THE CENTRAL DISTRICT OF CALIFORNIA
13 WESTERN DIVISION

14 UNITED STATES OF AMERICA,

No. EDCV 15-1458 GW (KKx)

15 Plaintiff,

16 v.

17 10.00 ACRES OF LAND, MORE OR
LESS, SITUATE IN SAN
18 BERNARDINO COUNTY, STATE OF
CALIFORNIA; JEANA LEE CASS, et
al.,

FINAL JUDGMENT

The Honorable George H. Wu

20 Defendants.

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22 Based on the filed Stipulation of Plaintiff United States and defendant Jeana Lee
23 Cass ("Ms. Cass"), and good cause appearing therefor,

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1 IT IS ORDERED, ADJUDGED AND DECREED that:

2 1. Plaintiff shall and hereby does have the fee interest in approximately 10.00
3 acres of real property in San Bernardino County, California, formerly owned by Ms.
4 Cass, as more particularly described as follows: The Southeast Quarter of the Southwest
5 Quarter of the Northwest Quarter of Section 16, Township 13 North, Range 1 East, San
6 Bernardino Meridian, in the County of San Bernardino, State of California, according to
7 the Official Plat thereof, also known as tract no. 843 and as Assessor's Parcel Number
8 0519-031-16-0000, containing 10.00 acres, more or less ("Subject Property"), as stated
9 in the Declaration of Taking filed herein (Dkt. #8). The United States will take title to
10 the Subject Property in fee simple, which title, however, is subject to existing easements
11 for public roads and highways, public utilities, railroads, pipelines, and to the right of the
12 people to fish upon the Subject Property as reserved in the Patent from the State of
13 California.

14 2. The just compensation payable by the United States to Ms. Cass for the
15 taking of the Subject Property, together with all improvements thereon and
16 appurtenances thereunto belonging, shall be the sum of Twenty-One Thousand Six
17 Hundred Dollars (\$21,600.00) inclusive of interest, attorneys' fees, and costs.

18 3. The sum of \$21,600 shall be subject to all liens, encumbrances, and charges
19 of whatsoever nature existing against the Subject Property at the time of vesting of title
20 thereto in the United States and all such taxes, assessments, liens and encumbrances shall
21 be payable and deductible from the \$21,600.00 by Ms. Cass.

22 4. Ms. Cass warrants that on the date of taking she had exclusive right to the
23 compensation herein, excepting the interest of parties having liens or encumbrances of
24 record and unpaid taxes and assessments, if any. Ms. Cass further warrants that no other
25 person or entity is entitled to the receive compensation for the Subject Property. In the
26 event that any other party is ultimately determined by a court of competent jurisdiction
27 to have any right to receive compensation for the Subject Property, Ms. Cass shall refund

1 into the Registry of the Court the compensation distributed herein, or such part thereof as
2 the Court may direct, with interest thereon calculated in accordance with the provision of
3 40 U.S.C. § 3116, from the date of the receipt of the deposit by Ms. Cass to the date of
4 her repayment into the Registry of the Court.

5 5. The parties shall be responsible for their own legal fees, costs, and expenses
6 (including attorneys' fees, consultants' fees, and any other expenses). The parties hereto
7 consent to the entry of all orders and judgment necessary to effectuate this stipulation
8 and agreement.

9 6. Upon entry of Judgment, Ms. Cass may seek immediate distribution of all
10 sums on deposit in the Registry of the Court in this action, together with any interest
11 earned thereon while on deposit.

13 | DATED: September 26, 2016

George K. W.

GEORGE H. WU, U.S. DISTRICT JUDGE

19 | Respectfully submitted,

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/s/
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